

**July 11, 2016**  
**St. James Municipal Center**  
**Regular City Council Meeting**

**AGENDA ITEM: Call to Order**

Mayor White called the regular Council meeting to order. Councilman Anselm and Councilwoman Weatherly were absent from the meeting. Councilman Sachs, Watkins, Edwards, Mitchell, Huster and Smith were present, along with Clerk Wheeler and City Administrator Selby.

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**AGENDA ITEM: Pledge of Allegiance**

Mayor White led in the Pledge of Allegiance.

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**AGENDA ITEM: Agenda Approval**

Mayor White requested to remove the City Attorney RFQ's from the agenda. Councilman Edwards made a motion to approve the agenda with the removal of the City Attorney RFQ's. Councilman Huster seconded the motion. All councilmembers voted "aye".

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**AGENDA ITEM: June 13, 2016 Minutes**

Councilman Sachs made a motion to approve the minutes from the June 13, 2016 meeting. Councilman Smith seconded the motion. All councilmembers voted "aye".

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**AGENDA ITEM: Bills**

Councilman Watkins made a motion to approve the bills to be paid. Councilman Sachs seconded the motion. All Councilmembers voted "aye".

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**AGENDA ITEM: Citizen Comments**

Robert Tessaro gave an update on the MO Community Betterment project and asked permission for the city to pay the dues for the group for another year. Councilman Sachs made a motion to pay the yearly dues. Councilman Huster seconded the motion. All councilmembers voted "aye".

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**AGENDA ITEM: Ordinance No. 16-1084**

**Discussion: Ordinance No. 16-1084 Rural/Residential Zoning**

Clerk Wheeler read Ordinance No. 16-1084 for the first reading. Rural/Residential was discussed and passing the ordinance to allow those with 5 or more acres in town to have horses and chickens. Some of the concerns voiced were animal control for if a horse were to get out of the fencing. The council agreed to look into animal control first and then maybe discuss in the future if an animal control officer is ever put into place.

**Vote or To-Do: Ordinance No. 16-1084 Rural/Residential Zoning**

Councilman Smith made a motion to approve the first reading of Ordinance No. 16-1084. Councilman Huster seconded the motion. Upon roll call, the voting was as follows: Councilman Smith "aye";

Councilman Edwards “aye”; Councilman Huster “aye”; Councilman Watkins “no”; Councilman Sachs “no”; Councilman Mitchell “no”. The ordinance failed and was not approved for a second reading.

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### **AGENDA ITEM: Ordinance No. 16-1085**

#### **Discussion: Ordinance No. 16-1085 – Bulk Water Purchase**

Clerk Wheeler read Ordinance No. 16-1085 for bulk water purchase out loud for the first reading.

#### **Vote or To-Do: Ordinance No. 16-1085 – Bulk Water Purchase**

Councilman Watkins approved the first reading. Councilman Edwards seconded the motion. Upon roll call, all councilmembers voted “aye” to approve the first reading.

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### **AGENDA ITEM: Resolution No. 16-252 Chamber Lease**

#### **Discussion: Resolution No. 16-252 Chamber Lease**

Clerk Wheeler read Resolution No. 16-252 allowing another one year extension for the Chamber to use the Tourist Information Center.

Councilman Edwards made a motion to approve the lease with the change that beginning April 2017 the Chamber would no longer pay rent but pay their Utility bill in lieu of rent moving forward. Councilman Sachs seconded the motion. All councilmembers voted “aye”.

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### **AGENDA ITEM: Resolution No. 16-253 St. James Senior Center**

#### **Discussion: Resolution No. 16-253 St. James Senior Center**

Clerk Wheeler read Resolution No. 16-253 approving another one year extension for the lease of the building at Nelson Hart Park to the St. James Senior Center.

Councilman Sachs made a motion to table the resolution until next month so that a representative from the Senior Center could be present to discuss the lease. Councilman Watkins seconded the motion. All councilmembers voted “aye”.

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### **AGENDA ITEM: Resolution No. 16-254 Firehouse Coffee Shop**

#### **Discussion: Resolution No. 16-254 Firehouse Coffee Shop**

Clerk Wheeler read Resolution No. 16-254 approving another one year extension for the lease of the building to the St. James School District for the Firehouse Coffee Shop.

Councilman Edwards made a motion to approve the lease with the change that beginning April 2017 the Chamber would no longer pay rent but pay their Utility bill in lieu of rent moving forward. Councilman Huster seconded the motion. All councilmembers voted “aye”.

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### **AGENDA ITEM: Train Depot Rentals**

#### **Discussion: Train Depot Rentals**

Mayor White explained to the council the requests received by Clerk Wheeler each week for groups and individuals asking to use the depot free of charge. Mayor White stated that he thought that all groups and

individuals should pay the small rental fee to help offset the cost to the city for utilities and maintenance. He asked the council for their opinions.

Councilman Huster made a motion to stop all free rentals. Councilman Edwards seconded the motion. All councilman voted “aye”.

Clerk Wheeler will send a letter to the current groups using the depot for free letting them know moving forward that they will have to pay for the use of the facility.

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## **AGENDA ITEM: Department Reports**

### **Discussion: Department Reports**

**Police** – Alan Sachs – Councilman Sachs stated that he just wanted to tell the Police Department, Thank you! He is very proud of the police department. We have a well-trained and very qualified staff.

**Parks** – Nathaniel Mitchell – Pool going great. Speed bumps put in at Nelson Hart Park. Still in need of members to fill the empty seats on the Park Board. Councilman Huster mentioned that he was receiving complaints that people are coming in through the Sports Club gate and therefore getting in without paying the park fee. Councilman Mitchell stated that had been discussed at previous Park Board meetings and that the Sports Club does not want to close their gate. He will bring the subject back up to the Park Board.

**Street** – John Huster – Department is staying very busy and have been down some employees do to sickness, etc. Should be back up to full staff soon.

**IDA** – Alan Sachs – no meeting.

**Chamber** – Mayor White – mentioned upcoming Rodeo.

**Sanitation** – David Watkins – Department has been down one truck but Eric should have fixed very soon and back up and running. There has been some lighting issues at the Sanitation shed.

**City Administrator** – Harold Selby – 1 ton Sanitation truck bid in paper this week. The newest truck the city has is a 2004, the utility department will look next at replacing the boom truck.

The Energy Audit is almost complete. This will tell the city exactly how we can save money. Harold put an ad in the paper for bids and Ameresco was the only company to come back with a bid. Harold asked for the approval of the board to move forward with Ameresco once the energy audit is completed. All councilmembers voted “aye”.

Harold mentioned that Sales Tax is up from last year. He also mentioned that at the past Utility Board meetings they have been discussing occupancy permits.

**Mayor** – Jim White – In 1988 a deed was given to the City of St. James Preservation Society for Brinkers Cabin. The family has now been in contact and would like the cabin back. Mayor White asked the council if they would like to proceed with the process of getting the cabin back to the family. The Board agreed to look into it more.

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## **AGENDA ITEM: Mayors Appointments**

### **Discussion: Mayors Appointments**

Mayor White requested the approval of the council to approve Marcinda Redburn and Kay Gillespie to the Library Board and Samantha Gaddy and Brian Roark to the Park Board.

Councilman Smith made a motion to approve the Mayor’s appointments. Councilman Huster seconded the motion. All Councilmembers voted “aye”.

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**AGENDA ITEM: Adjourn**

With no further business to discuss Councilman Sachs made a motion to adjourn. Councilman Watkins seconded the motion. All councilmembers voted “aye”.

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Jim W. White, Mayor

ATTEST:

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Sarah Wheeler, City Clerk

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Date